

PROPOSED AMENDMENT

This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of XXXXXX and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.

1 **Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions,**
2 **by modifying the STABLE, RIDING/BOARDING definition to read as follows:**

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4 STABLE, RIDING/BOARDING: A structure and/or use of land where ~~four (4)~~ six (6) or more
5 horses or ponies, other than those belonging to the resident of the property, are kept, maintained
6 and/or boarded for profit, ~~or in connection with which saddle horses or ponies are rented,~~ and/or
7 where riding lessons are made available to the general public, ~~made available to and/or members~~
8 of a private club, ~~or boarded for the convenience of their absentee owners. Exercise rings and show~~
9 rings Riding facilities shall may be considered ~~uses~~ accessory to the use of the premises of a
10 riding/boarding stable.

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12
13 **Amend Article 10, Accessory Use, Accessory Service Uses and Home Occupations, Part 3,**
14 **Home Occupations, as follows:**

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16 - **Amend Sect. 10-302, Permitted Home Occupations, by adding a new Par. 8 to read as**
17 **follows:**

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19 Home occupations include, but are not necessarily limited to, the following:

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21 8. Horseback riding lessons, in accordance with the following limitations:

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23 A. On lots containing a minimum of two (2) acres and less than five (5) acres, no more
24 than one (1) student at any given time and up to four (4) students in any one day.

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26 B. On lots containing five (5) acres or more, a maximum of four (4) students at any
27 given time and up to eight (8) students in any one day.

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29 - **Amend Sect. 10-303, Home Occupations Not Permitted, by revising Par. 6 to read as**
30 **follows:**

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32 Permitted home occupations shall not in any event be deemed to include the following:

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34 6. Riding or boarding stables or Kennels.

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2 - **Amend Sect. 10-304, Use Limitations, by revising Paragraphs 10 and 11 and adding a**
3 **new Par. 12 to read as follows:**

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5 In addition to the use limitations applicable in the zoning district in which located, all home
6 occupations shall be subject to the following use limitations:

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8 10. No sign shall be permitted, and all outdoor lighting shall be in accordance with Part 9 of
9 Article 14.

10
11 11. Except for schools of special education and horseback riding lessons as permitted in
12 Sect. 302 above, there shall be no customers or clients.

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14 12. In addition to Paragraphs 1 through 11 above, horseback riding lessons shall be subject to
15 the following:

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17 A. Notwithstanding Par. 6 above, the hours of operation for horseback riding lessons shall
18 be limited to 7:00 AM to 7:00 PM, and one (1) nonresident person, whether paid or not
19 for their services, may assist with the horseback riding lessons provided that the hours
20 of such attendance shall be limited to the hours of operation.

21
22 B. All horses used in the horseback riding lessons shall be kept on the property and no
23 horses shall be transported or ridden onto the property for the lessons.

24
25 C. If there is a lighted outdoor riding ring or riding area, the use of outdoor lighting for
26 such areas shall be limited to the hours of operation contained in Par. 12B above.

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28 D. A Conservation Plan approved by the Northern Virginia Soil and Water Conservation
29 District shall be prepared for the property and all activity on the property shall conform
30 to such Plan.

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33 **Amend Article 8, Special Permits, Part 6, Outdoor Recreation Uses, Sect. 8-601, Group 6**
34 **Special Permit Uses, by revising Par. 6 to read as follows:**

- 35
36 6. Riding and boarding Riding/boarding stables, except those permitted in accordance with
37 Part 3 of Article 10.
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